

## CITY OF WALNUT GROVE

#### September 25, 2025 10:00 AM 1021 PARK STREET MUNICIPAL BUILDING Council Work Session

Agenda

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Roll Call
- V. Agenda Approval
- VI. Old Business
  - 1. Discussion: Proposed Business Ordinance
  - 2. Discussion: Proposed Ordinance for Rental Properties/Short Term Rentals
  - 3. Discussion: Stormwater Fund
  - 4. Discussion: Speed Detection Sign

#### VII. New Business

- 1. Discussion: Sidewalk Installation Waiver Request Elevation Truck Sale, 4744 Guthrie Cemetery Rd.
- 2. Discussion: Judge Appointments

#### VIII. Adjourn

## City of Walnut Grove, Georgia

AN ORDINANCE TO REQUIRE BUSINESSES OPERATING IN A BRICK-AND-MORTAR LOCATION TO MAINTAIN REGULAR BUSINESS OPERATIONS AND PROVIDE UPDATED CONTACT INFORMATION AS A CONDITION OF LICENSURE; TO PROVIDE FOR EXCEPTIONS; TO PROVIDE FOR ENFORCEMENT; AND FOR OTHER PURPOSES.

## Section 1. Purpose and Intent

It is the intent of the Mayor and Council of the City of Walnut Grove to ensure that brick-and-mortar commercial locations licensed to operate within the city limits maintain active and regular business operations, contribute to the economic vitality of the City, and provide reliable points of contact in the interest of public health, safety, and welfare.

#### Section 2. Definitions

For the purposes of this ordinance, the following definitions shall apply:

- 1. Brick-and-Mortar Business: A business operating in a permanent, physical, non-residential structure within the City of Walnut Grove.
- 2. Regular Business Hours: Posted and recurring hours of operation during which the business is open to the public, not less than four (4) days per week, unless otherwise approved by the City.
- 3. Extraordinary Circumstances: Situations reasonably beyond the control of the business owner, including but not limited to: severe weather, natural disasters, power outages, medical or family emergencies, or other events deemed justifiable by the City.

4. Emergency Contact Information: A phone number and/or email address for the business owner and the current on-site manager or shift leader, updated and filed with the City Clerk as required herein.

## Section 3. Requirement of Active Operation

- 1. No business license shall be issued, renewed, or maintained for a business operating in a brick-and-mortar location unless the business is actively open to the public and maintains regular business hours.
- 2. A business that remains closed to the public for a continuous period exceeding thirty (30) days, without prior written approval by the City, shall be considered inactive and subject to suspension or revocation of its business license.

## **Section 4. Exceptions**

- 1. Temporary closure shall be permitted for extraordinary circumstances as defined in Section 2.
- 2. Businesses shall notify the City Clerk within five (5) business days of any extended closure exceeding seven (7) consecutive days, stating the reason for closure and anticipated date of reopening.

## Section 5. Contact Information Requirement

- 1. As a condition of obtaining or renewing a business license, each business shall provide emergency contact information, including:
  - a. Business owner or license holder's contact information; and
  - b. Current on-site manager or shift leader's contact information.
- 2. Businesses shall update this information with the City Clerk on a quarterly basis during the period of an active license.

### Section 6. Enforcement and Penalties

- 1. Failure to comply with this ordinance shall constitute grounds for denial, suspension, or revocation of a business license.
- 2. Any business found to be in violation shall be given written notice and a period of ten (10) business days to cure the violation before enforcement action is taken.
- 3. Each day a violation continues after notice is provided shall constitute a separate offense.

## Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid or unconstitutional, such decision shall not affect the remaining portions of this ordinance.

#### Section 8. Effective Date

This ordinance shall become effective immediately upon adoption by the Mayor and Council of the City of Walnut Grove, Georgia.

# City of Walnut Grove, Georgia

Proposed Ordinance No
Rental Property Ordinance (HB 399 Compliant)

## Section 1. Purpose and Intent

This Ordinance is enacted to:

- 1. Protect the health, safety, and welfare of residents of the City of Walnut Grove.
- 2. Ensure that rental housing, when provided, is maintained in a safe and sanitary condition.
  - 3. Preserve neighborhood property values and community standards.
- 4. Provide clear, consistent rules for tenants, landlords, and City enforcement staff.
- 5. Align with the requirements of Georgia House Bill 399 (2025), Section 1(b).

#### For purposes of this Ordinance:

- "Rental Property" means any dwelling unit leased or rented to a tenant for residential purposes.
- "Tenant" means any individual entitled to occupy a rental property under a lease or rental agreement.
  - "Owner/Manager" means the property owner or authorized agent responsible for the operation and maintenance of a rental property.
- "Probable Cause" means reasonable grounds to believe a violation of City housing or property maintenance codes exists, based on tenant complaints or conditions visible from public view.

## Section 3. Scope

A. This Ordinance applies to all rental properties located within the City of Walnut Grove.

## B. Exemptions:

- 1. Owner-occupied residences where a single room is rented.
- 2. Short-term rentals (e.g., Airbnb, VRBO), which may be governed by separate ordinance.

## **Section 4. Property Information Requirement**

- A. The City may not require blanket registration or licensing of all rental properties.
- B. When probable cause exists to investigate a property for a code violation, the Owner/Manager must provide the following information upon request:
  - 1. Owner/Manager's legal name and current mailing address.
  - 2. Emergency contact information, available twenty-four (24) hours per day. C. Failure to provide this information when required constitutes a violation of this Ordinance.

#### **Section 5. Inspections**

A. Inspections of rental properties shall occur only when probable cause exists to believe a violation of City housing, fire, or property maintenance codes is present.

- B. Sources of probable cause may include:
- 1. A written or verbal complaint filed by a tenant or member of the public.
  - 2. Conditions observable from public view.
- C. If entry into a dwelling is refused, the City must obtain an administrative inspection warrant prior to entry.
  - D. No routine or periodic inspections shall be required absent probable cause.

#### Section 6. Tenant Protections

- A. Tenants have the right to report unsafe or unsanitary conditions to the City.
- B. Tenants shall not be retaliated against by the Owner/Manager for filing a complaint or cooperating with code enforcement.
  - C. The City shall, to the extent permissible by law, keep tenant identities confidential in complaint investigations.

#### **Section 7. Landlord Protections**

- A. Landlords shall not be subject to mandatory licensing or recurring inspections without probable cause.
- B. Documentation of compliance provided by the City following an inspection may be used by landlords in legal disputes or tenant relations.
- C. The City may establish a Good Landlord Recognition Program to acknowledge landlords who maintain housing in compliance with City codes. Participation in such a program shall be voluntary.

#### Section 8. Enforcement and Penalties

- A. Any Owner/Manager who fails to provide required contact information upon a lawful request, or who allows a rental property to remain in violation of City housing or property maintenance codes, shall be subject to fines and penalties as established in the City Code.
  - B. Each day of noncompliance may constitute a separate offense.
- C. Nothing in this Ordinance shall alter or supersede the rights and obligations of landlords and tenants as provided under Title 44, Chapter 7 of the Official Code of Georgia Annotated.

# Section 9. Severability

If any section, clause, or provision of this Ordinance is declared invalid, the remainder shall remain in full force and effect.

## Section 10. Effective Date

This Ordinance shall take effect immediately upon adoption by the Mayor and Council of the City of Walnut Grove.

#### Stormwater Discussion:

Last week, I attended a class on surveys where the topic of stormwater was discussed. Stormwater is a major concern today because much of our infrastructure was installed around 30 years ago and pipes have started to fail. The average lifespan of corrugated metal pipes is 30-50 years. While it is on a case-by-case basis, we need to ensure the city has the funds to fix issues when they arise. I've learned that many municipalities have a storm water fund. It is sometimes added to citizens' tax bills, or it may be billed in with monthly utilities. Since Walnut Grove does not have any required monthly utility, I am proposing we add this to the tax bill. Below you will find information showing how Loganville funds their Stormwater Fund as well as how Gwinnett County Funds theirs.

Loganville Rates Stormwater rates 2026 - Monthly

#### Stormwater Utility Rates Effective July 1, 2024

Residential Structure	Rate
Per Lot	\$5.60
Commercial Structure	Rate
Per 3000 Square Feet	\$5.60

Gwinnett County Rates Stormwater Fees - \$2.46 X for each 100 square feet of impervious surface These fees are calculated by using the impervious surface on your property multiplied by the current stormwater rate. These fees can be located on the property tax bill related to each parcel and are paid annually. Impervious surfaces are defined as any paved, hardened or structural surfaces, including but not limited to , building, dams, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways or other structures which prevent or impede the infiltration of stormwater into the soil.

https://www.gwinnettcounty.com/search?q=stormwater+rates#gsc.tab=0&gsc.q=stormwater%20rates&gsc.page=1



#### Quotation

Date: 8/27/2025

1220 Kennestone Circle Suite 130 Marietta, GA 30066

	PROPOSED BY:	
Name	Max Bishop	Cloud Admin:
Phone	(678) 965-4814 Ext. 109 M: (912) 245-1905	Phone:
Email	Mbishop@radarsign.com	Email:

PROPOSED TO / BILL TO:	SHIP TO:	
Valnut Grove TC400	Walnut Grove TC400	Account
		Address
		City, ST, Zip
		Phone
M		Email
Frica Miles	Erica Miles	Attention

P. O. NUMBE	R	TERMS			
LINE#	QTY	PART#	DESCRIPTION	PRICE EACH	TOTALS
3	1 1	TC-400	Modular Battery Power Radar Sign - 11" Display	\$2,995.00	\$2,995.00
			11" LED display area - superbright amber with est. 100,000 hour life RB034 Two 12V 20 amp hour Lithium Iron batteries, provides +/- 14 days operation AA080 AC battery charger (8-10 hours for full charge) K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet		
			Battery Housing (field accessible to swap batteries), holds 2 battery packs, lock included	Included	Included
			AA044 Universal GoBracket mount accepts bolting, banding or strapping to existing poles		
			Bashplate (provides the ultimate in vandal protection of sign)	1	
			Standard timers allow up to 5 settings per day		
			Possum Switch' allows sign to go dark for 30 minutes if assaulted with force		
			Wi-Fi wireless transmitter, communication range up to 300 feet, No internet required		
4	1	RS010	RS010 24"w x 21"h YOUR SPEED faceplate with 3" lettering on one line, white reflective or (RS009 Yellow Fluorescent, RS040 Safety Orange)	Included	\$0.00
	0		Additional Options		
5	0	AA061	Optional: Simulated Camera Flash & White Strobe	\$100.00	\$0.00
6	1	AA099	Optional: Red/Blue Strobe alert (Police Flash)	\$100.00	\$50.00
7	0	AA100	Optional: Strobe Bundle (Alternating Red/Blue, White Simulated Camera Flash)	\$200.00	\$0.00
8	0	AA044	Additional Universal Mount 'Go' Bracket	\$60.00	\$0.00
9	0	RB034	Additional 20 Amp/Hour battery (provides +/- 7 days of operation on a full charge) 1 year Warranty on batteries	\$300.00	\$0.00
10	0	AA104	Additonal: Battery Charger, Lithium Iron Phosphate Batteries (TC-400) NEW	\$90.00	\$0.00
11	1	StreetSmart	Optional: StreetSmart Data Collection Lifetime license (per sign) 35 charts, graphs, and tables included. Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile & more. Extended 30 day charts included for trend analysis. No recurring fees. Required to access traffic data.	\$300.00	\$300.00
12	1	RW002	Two year warranty (includes parts & labor)	Included	Included
13	1	SHP-400	Ground Shipping for TC-400	\$110.00	\$110.00
	* Quote	valid for 30 days. Pricing	Minimum re-stock fee: 15%.  ng does not include any international taxes, fees, or duties.	TOTAL US\$	\$3,455.0
			Sales Tax Rate:	0.000%	\$0.0
				Grand Total:	\$3,455.00

TOTALS

US State sales tax must be collected unless you provide a sales tax exempt form.

Authorized Signature

Print Name/Title

Date



Certified Quality System ISO 9001:2015



100% MUTCD Compliant Radar Speed Signs



Proudly Engineered & Manufactured in the USA



#### Quotation

Date: 8/27/2025

1220 Kennestone Circle Suite 130 Marietta, GA 30066

	PROPOSED BY:	
Name	Max Bishop	Cloud Admin:
Phone	(678) 965-4814 Ext. 109 M: (912) 245-1905	Phone:
Email	Mbishop@radarsign.com	Email:

PROPOSED TO / BILL TO:	SHIP TO:	
Walnut Grove TC600	Walnut Grove TC600	Account
fainut Grove 10600	Walling Glove 10000	Address
		City, ST, Zip
		Phone
		Email
Frica Miles	Erica Miles	Attention

LINE#	QTY	PART#	DESCRIPTION	PRICE EACH	TOTALS
1	1	TC-600 S	Solar Power Radar Sign 13" Full Matrix Display: speeds readable at 600 feet	\$3,695.00	\$3,695.00
			13" LED display - superbright amber with est. 100,000 hour life		
			Two 12V 18 amp hour AGM batteries, provides up to 12 days backup operation		
			K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet		
			"SLOW DOWN" & "TOO FAST" speeder alert messages, plus 3 levels of flashing speeds	Included	Included
			3/8" thick Bashplate™ (provides the ultimate in vandal protection of sign)		
			Standard timers allow up to 5 settings per day		
			Possum Switch' allows sign to go dark for 30 minutes if assaulted with force		
			Wi-Fi wireless transmitter, communication range up to 300 feet, No internet required		
2	1	RS019	Standard faceplate, 28" x 33", 4" lettering: (White RS019, Fl. Yellow/Green RS020, Orange RS021, OR Yellow RS022)	Included	\$0.00
3	1	AA041	50 watt solar panel, standard, Includes mounting bracket (AA003)	Included	\$0.00
	0		Additional Options		
4	1	AA073	Optional: Heavy Duty Lock for Universal Pivot Bracket TC-600 Only	\$45.00	\$45.00
5	0	AA061	Optional: Simulated Camera Flash & White Strobe	\$100.00	\$0.00
6	1	AA099	Optional: Red/Blue Strobe alert (Police Flash)	\$100.00	\$50.00
7	0	AA100	Optional: Strobe Bundle (Alternating Red/Blue, White Simulated Camera Flash)	\$200.00	\$0.00
16	0	AC026	Mounting Options: SS pipe clamp set (2) fits to 2.5" to 4" OD (small round pole) Used for mounting sign, solar panel bracket or sign extender bracket (Qty 2 per package)	\$14.00	\$0.00
17	2	AC027	Mounting Options: SS pipe clamp set fits 4" to 6" OD (medium size round pole) Used for mounting sign, solar panel bracket or sign extender bracket (Qty 2 per package)	\$16.00	\$32.00
18	0	AA048	Mounting Options: Universal Bolt Mounting Kit - Used on square post or U-Channel post. Qty 2 per pack	\$6.00	\$0.00
20	1	StreetSmart	Optional: StreetSmart Data Collection Lifetime license (per sign) 35 charts, graphs, and tables included. Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile & more. Extended 30 day charts included for trend analysis. No recurring fees. Required to access traffic data.	\$300.00	\$300.00
	0		Cellular/Cloud Connectivity		
21	1	RS-MODEM-1	Access to Cloud Service for remote access and programming of radar speed sign and/or beacons. Recurring fee per device, per year. This part # is a 1 year cellular service agreement.  Max terms are 2 year agreement.	\$400.00	\$400.00
22	0	RS-MODEM-2	Access to Cloud Service for remote access and programming of radar speed sign and/or beacons. Recurring fee per device, per year. This part # is a 2 year cellular service agreement. Max terms are 2 year agreement.	\$800.00	\$0.00
28	1	RW002	Two year warranty (includes parts & labor and backup batteries)	Included	Included
29	0	SHP-LIFTGATE	Lift Gate (If Needed)	\$120.00	\$0.00
30	1	SHP-600	Ground Shipping for TC-600 Series	\$175.00	\$175.00
ATTACK TO PERSON		CONTRACTOR OF THE	Minimum re-stock fee: 15%.		
	* Quote	valid for 30 days Prici	ng does not include any international taxes, fees, or duties.	TOTAL US\$	\$4,697
	Quote	Tana lorge aajori ilor	Sales Tax Rate:	0.000%	\$0
				Grand Total:	\$4,697

TOTALS

US State sales tax must be collected unless you provide a sales tax exempt form.

Authorized Signature

Print Name/Title

Date



Certified Quality System ISO 9001:2015



100% MUTCD Compliant Radar Speed Signs



Proudly Engineered & Manufactured in the USA



ra	darsign.				Quota	ation
	MAKING ROADS SAFER				Date:	8/27/2025
1220 Ke	nnestone Circle			PROPOSED BY:	<u> </u>	
Suite 13	30		Name	Max Bishop	Cloud Admin:	
Marietta	, GA 30066		Phone	(678) 965-4814 Ext. 109 M: (912) 245-1905	Phone:	
			Email	Mbishop@radarsign.com	Email:	Section Control
PRO	POSED TO / BILL	TO:		SHIP TO:		
Vany Williams	t Grove MPS		White week to be a facility of the second	Walnut Grove MPS	Acco	unt
					Addr	
					City, S	
					Pho	
					Ema	2000
Erica l	Miles			Erica Miles	Atten	tion
Maria	P. O. NUMBER		TERMS			
	LINE#	QTY	PART#	DESCRIPTION	PRICE EACH	TOTALS
	1	1	KT001	Mobile Patrol Stand for TC-400 or TC-600 models; 36" x 33" steel base, powdercoated 'Safety Orange', with heavy duty wheels. 3.5 Outer Diameter Pole. Specify 6' or 8' pole.	\$1,100.00	\$1,100.00
	2	1	SHP-MOBILEPTRL	Ground shipping for Mobile Patrol Stand (Add \$100 if liftgate is needed)	\$160.00	\$160.00
			製造 建对基化制的	Minimum re-stock fee: 15%.  In does not include any international taxes, fees, or duties.	TOTAL US\$	\$1,260.00
			,	Sales Tax Rate	0.000%	\$0.00
1					Grand Total:	\$1,260.00
I						TOTALS
				US State sales tax must be collected unless you provide a sales tax exempt form	l.	
	Au	thorized Sig	nature	_		
		Print Name/		_		
		Date	THE	Certified Quality System ISO 9001:2015  Certified Quality System Radar Speed Signs	Proudly English	gineered & ed in the USA



August 26, 2025

Mayor Stephanie Moncrief City of Walnut Grove 2581 Leone Avenue Walnut Grove, GA 30052 (770) 787-0046

Re: Elevation Truck Sale at 4744 Guthrie Cemetery Rd. Sidewalk Installation Waiver Request.

Honorable Mayor:

I am writing to request a waiver for the sidewalk installation on Guthrie Cemetery Rd. for the above-mentioned project. The sidewalk would lead to nowhere, for there are no existing sidewalks installed on the side of the project, the existing sidewalk across the street are incomplete does not connect to anything. Furthermore, this area is designated as M-1 zoning district with no need for pedestrian access nor are there current pedestrian facilities installed within this entire M-1 zoned block.

Please contact me at 770-466-4002 if you have any questions or concerns.

Sincerely,

Thiep Huynh, P.E. 32217

Principal Engineer

